

HOBART TASMANIA

Property Magazine

23 October 2020

FREE

PROPERTY
OF THE WEEK

4/1-3 Date Court Sandy Bay PAGE 2



Edwards Windsor

6234 5500
ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



\$975,000

4/1-3 Date Court Sandy Bay

A stunning view and level access

This large townhouse in an elevated position overlooking Hobart has so much to offer – stunning river views, four bedrooms, two bathrooms, two living areas and a double garage. There's also level access into the main part of the house (upstairs) from the carport at the back door. So if you have mobility issues, then this will be an absolute godsend.

So what are its key features?

- The kitchen/living/dining room is open plan with fabulous views up and down the river.
- The lounge room opens to a deck – again, with stunning views.
- The garden is a very manageable size and has been landscaped.

[See more details](#)



If you wish to [see more details](#) for the properties advertised, please head to the Edwards Windsor website and subscribe to the Weekly Property Magazine in our Free Publications and Latest News.

For Sale



204 Blessington Street, South Arm

This immaculate, 2-storey solid coastal home is positioned across the road from a pristine swimming beach in the peaceful cul-de-sac end of Blessington Street. Just 35 minutes from Hobart, it sits amidst the beautiful natural coastal environment of South Arm Peninsula, with native wildlife, coastal walks and mesmerizing sea views across to North Bruny and Tinderbox.



\$695,000



[See more details](#)



3 Nevin Street, South Hobart

This property in popular South Hobart offers a 6% return for the astute investor AND there's scope for further development on the block, subject to Council approval. South Hobart is a highly sought after area with a thriving community. There are schools, shops, sporting facilities, historical sites all within a 2 km radius.



\$595,000



[See more details](#)

For Rent

2/81a Swanston Street, New Town

This newly renovated brick villa unit has just been completely transformed with a brand new kitchen and bathroom, new carpet, blinds and reverse cycle air conditioner and freshly painted throughout. It has two bedrooms, both with built-in robes, heaps of extra storage and a low maintenance yard.

\$395/wk



[See more details](#)

1/13 Birngana Avenue, Sandy Bay

This spacious 3 bedroom villa offers 2 bathrooms, large living areas including a possible 4th bedroom/2nd lounge, fenced rear garden and fantastic views. Located close to local schools, cafes, UTAS, restaurants and amenities of Sandy Bay and perfect for the larger family or those looking to share.

\$560/wk



[See more details](#)

2/220 Melville Street, West Hobart

The immediate sense of natural light and cleverly designed space, displaying the balance of industrial & natural materials, showcases the uniqueness of this exceptional architecturally designed townhouse. The unit is located within a quiet complex and is within walking distance to the Hobart CBD.

\$550/wk

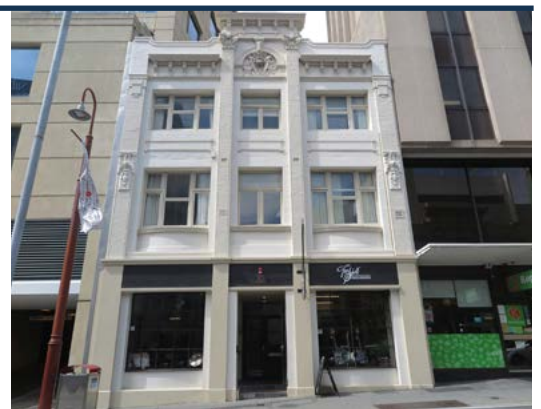


[See more details](#)

2/82 Collins Street, Hobart

This apartment offers a comfortable, gracious lifestyle for busy professionals, who want the luxury without the price tag. The apartment is ready to move into, decorated in neutral colours, it is light and bright. Fully furnished with top quality furniture and appliances. It benefits from two good size bedrooms, both with built ins and a modern,

\$450/wk



[See more details](#)

For Rent

7/1 Creswells Row, Hobart

In the popular Creswells Row complex this two to three bedroom property is modern, stylish and easy to maintain. Walk to the hospital, TAFE, the waterfront and the CBD with ease, perfect for professionals, families or mature sharers. Part of the rental includes pool access in the complex, and one undercover secure parking spot.

\$620/wk[See more details](#)

8 Franklin Street, West Hobart

This charming 2 bedroom home in a quiet no through street is a must see for those wanting to be close to the city. The open plan kitchen/dining space features a modern galley kitchen complete with dishwasher and gas cooktop. The sunny dining space looks out onto the backyard and BBQ area.

\$495/wk[See more details](#)

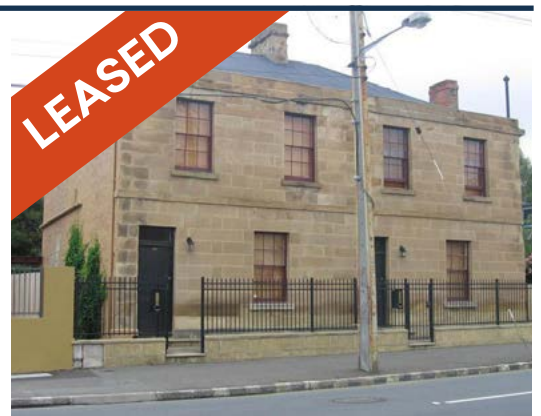
2/187-189 Bathurst Street, Hobart

This property is only one of two, it comes with everything you will need, just bring your suitcase! Set over two levels, the downstairs comprises of a well equipped living room with electric heating and an open plan kitchen/dining that includes a ceramic cooktop, under bench oven and dishwasher.

\$550/wk[See more details](#)

240 Harrington Street, Hobart

If you are looking for a property in Hobart that perfectly blends history with modern convenience, Two-Forty on Harrington St is the perfect base. The original sandstone facade is vastly appealing from the street and the moment you enter you will feel welcomed by the high ceilings, pressed tin wall mouldings and stained glass detailing.

\$520/wk[See more details](#)

Homes Wanted

Tasha is looking for **a unit** for investment, **not too far from the city**. Tasha is cash ready and looking to spend up to **\$250k** for the right property. She is happy to consider both vacant and tenanted properties, so long as property is ready to go and rentable from time of settlement.

[CONTACT DECLAN](#)



Robbie – Looking for an investment opportunity for multiple dwellings or one dwelling that offers dual living arrangements. Willing to look at anything **around the city, Sandy Bay or in the Kingston area**. Up to **\$700k**.

[CONTACT DECLAN](#)



John is keen to buy his next home. The house need not be flash. **The important thing is privacy, so a house surrounded by bush or paddocks would be ideal**. He's looking anywhere within 30 minutes of **Kingston**. Up to **\$550k**.

[CONTACT JANE](#)



Please call us if you can help!

Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.



For Rent

272 Argyle Street, North Hobart

This beautifully presented two bedroom cottage is situated on the doorstep of the North Hobart entertainment precinct. The original integrity of the house has been maintained throughout, complete with ceiling cornices, skirtings and picture rails and the living room also has reverse cycle heating/cooling installed.

\$520/wk



[See more details](#)

1/347 Sandy Bay Road, Sandy Bay

This idyllically situated ground level apartment is a meagre stroll to the University and Wrest Point. Comprising of three bedrooms with the master having an ensuite bathroom, built in wardrobes and dressing alcove. It has the additional benefit of large French doors leading to a private courtyard.

\$575/wk



[See more details](#)

7 Lawley Crescent, South Hobart

This solid 3 bedroom brick home features a sunny kitchen with a spacious living area with a wood heater and a reverse cycle heat pump to keep you warm in winter and cool in the summer. With a separate laundry and bathroom and a lockable garage with lots of space for storage or even a workshop. It has a semi-rural outlook, is partly fenced, and is close to many walking tracks.

\$390/wk



[See more details](#)

23 Dynnyrne Road, Dynnyrne

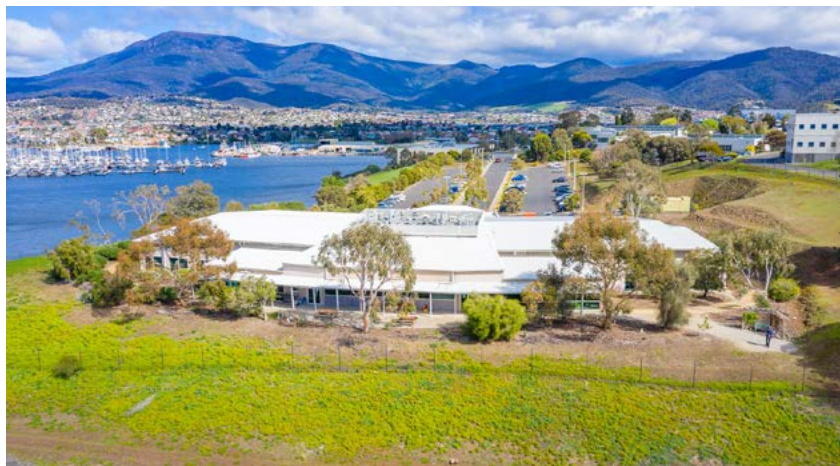
This large 3 storey family home situated in Dynnyrne has spectacular views of Hobart and surrounds. The property comprises of a formal living room, a second living/dining area off the kitchen and a smaller room that can be used as a study or separate dining room. The kitchen is bright, light and functional and has a fridge and dishwasher.

\$620/wk



[See more details](#)

For Lease



5 Longreach Avenue, Dowsing Point

Edwards Windsor are pleased to offer for sublease, a high quality, waterfront office accommodation, with secure parking. This is an opportunity to sublease part of the Qantas Call Centre, Dowsing Point, on the banks of the River Derwent, some 15 minutes north of the Hobart CBD.

By Negotiation



845

ZONE

Commercial



[See more details](#)



Suite 4/18 Ross Avenue, Rosny Park

This quality building is situated in the Rosny Park shopping Precinct, in close proximity to both Eastlands Shopping Centre and the Village Cinema Complex. The area comprises 105 sqm, including three medical consulting rooms, with sinks; large reception/waiting area, storage room, equal access amenities and a kitchenette.

\$37,350p.a +GST
+outgoings



105

ZONE

Commercial



[See more details](#)

For Lease



1/84 Browns Road, Kingston

This high quality and well presented unit is located in a purpose built retail and industrial complex, surrounded by quality tenants and showrooms fronting Browns Road. The space currently offers ground and first level offices with an adjoining open span warehouse of approximately 200 sqm, with roller door access.

\$45,000p.a +outgoings

m² 294

ZONE Industrial



[See more details](#)



22 Salamanca Place, Battery Point

This is the opportunity to secure character offices, in the heart of Salamanca Square. Currently the main level of the tenancy is divided into several work station areas plus reception area and two meeting rooms; and the opportunity exists for an open plan arrangement or separate offices.

\$52,500p.a +GST

m² 228

ZONE Offices



[See more details](#)

For Sale



129 Argyle Street, Hobart

Edwards Windsor are pleased to offer for sale a high profile CBD fringe commercial property, on the corner of Argyle and Patrick Streets. The premises comprise a showroom at the Argyle St frontage, offices on the first floor level and a rear warehouse, accessed of Patrick St. This property is offered for sale on a vacant possession basis.



\$1,395,000^{+GST} **m² 680** **ZONE Commercial**

[See more details](#)



29 Patrick Street, Hobart

Inner City investment, with a unique opportunity to purchase either individually or with the adjoining property at 129 Argyle Street. This property is zoned 'Commercial' and is leased to Richmond Fellowship. The current rental is \$35,700 per annum, plus outgoings and GST. Invest or potentially owner occupy.



\$549,950 **m² 175** **ZONE Commercial**

[See more details](#)

For Sale



Shop 3/118-120 Elizabeth Street, Hobart

For sale this fully refurbished, high profile hospitality tenancy, situated on Elizabeth Street. This property is zoned 'Central Retail' and is currently leased to, Sonny, a boutique award winning wine bar and restaurant; for 5 years from 1 February 2020. If you've had enough of the stock market, this is an ideal, entry level property investment.



\$530,000 ^{+GST}

m² 48

ZONE Central Retail

[See more details](#)



48 McIntyre Street, Mornington

Edwards Windsor are pleased to offer for sale an opportunity to secure a large industrial site, with planning approval for a warehouse, in the Hobart suburb of Mornington, approximately 7km east of the Hobart CBD. The land is approximately 9548 sqm and is zoned 'light industrial'.



\$895,000 ^{+GST}

m² 9,548

ZONE Light industrial

[See more details](#)